



CLEARING VIOLATION RESTORATION PLANS APPLICANT'S GUIDE

NOTE TO THE PUBLIC: The purpose of this guide is to assist you in preparing your restoration plan for submittal and to provide information on implementation of the plan. Following this guideline will ensure a more timely and complete plan review. Please use this checklist to determine whether your Restoration Plan is complete before you submit it for review. Unacceptable or incomplete applications will result in a failure to comply with an order for restoration and shall constitute a violation of Division 7 of the San Diego County Code. This will cause delays in obtaining plan approval and will delay you in obtaining building permits for your site. It may also result in additional enforcement action being taken for failure to comply with a County order. The site must be restored to the original condition prior to the violation. The restoration plan must include re-vegetation with types of plants identical to what was removed.

It is important to note that you will be required to hire licensed consultants to complete the plan for you. Hire a County Certified Biologist and a California Registered Landscape Architect to prepare the required restoration plan and related documents. You may refer to the County's Environmental Consultants List for Biologists at: www.sdcdplu.org/dplu/Resource/docs/3~pdf/consList.pdf. For Landscape Architects, please refer to the directory of members for the San Diego Chapter of the American Society of Landscape Architects at: www.asla-sandiego.org/content/directory.html.

All Clearing Violation Restoration Plans, regardless of acreage, shall be entered into a Secured Agreement with the County of San Diego's Department of Planning and Land Use, secured by a letter of credit, bond, or cash for 100 percent of the estimated costs associated with the required restoration and preparation of the Biological Survey (if required), in addition to a 10 percent (of the bond amount) cash deposit not to exceed \$30,000. Bonding will be based on the Project Cost Estimate (see 8.a below).

Materials to be submitted to the Zoning Counter (within 60 days of the Warning)

- a. A completed and signed application form DPLU #346.
- b. Two copies of the restoration plan text, Construction/Implementation Drawings and a Biological Survey – see 3.b.7 below. Two additional copies of the Construction/Implementation Drawings will be required if the project is using reclaimed water.
- c. Provide a copy of the Violation Notice or Administrative Warning requiring submittal of a Clearing Violation Restoration Plan.
- d. A deposit in accordance with the fee schedule (call the Zoning Counter at 858-565-5981 for details). In addition to the deposit, a \$1000 Violation Fee will be collected at intake.

General Requirements for Clearing Violation Restoration Plan

1. Title Page of Text

Project Name, Project Number, and Signature Block with both the project Biologist and Landscape Architect of Record acknowledging a complete submittal by signing and dating the Title Page.

2. Purpose and Goals of the Restoration Plan

Provide a brief description of the violation and include a copy of your Violation Notice or Administrative Warning.

3. Project Summary – Please remember this is a summary. Try to keep it brief (two pages maximum).

a. Project Site Location

- (1) Project location (address, APN number, Thomas Brothers coordinates, and the community the project is located in).
- (2) Project location map and a vicinity map.
- (3) Map showing location of restoration work within the site.

b. Pre-Violation Site Conditions

- (1) Describe the pre-violation environmental setting and site conditions.
- (2) Project area (acres, square footage).
- (3) Topography.
- (4) Vegetation Types (prior to violation).
- (5) Wildlife (prior to violation).
- (6) Sensitive species (prior to violation).
- (7) A Biological Survey describing pre-violation conditions will be required if the clearing violation is 5 acres or more, unless waived by the County. Please review the following guidelines for assistance in preparing the Biological Survey:
www.sdcounty.ca.gov/dplu/Resource/docs/3~pdf/BioSurGuide_sm.pdf and
www.sdcounty.ca.gov/dplu/Resource/docs/3~pdf/BioMapReq.pdf.

4. Agency Concerns and Requirements

- a. If known, include as an appendix, a copy of any stated requirements or concerns of other agencies, such as U.S. Fish and Wildlife, State Fish and Game, Army Corps of Engineers, etc.

5. Establishment of Reference Site (if Violation is 5 acres or more)

- a. Establish reference site of adequate size to be used to determine project success criteria. Show location of the reference site on a project site map. The site shall be within 500 feet of the proposed restoration site (if

feasible), and should be of similar slope and aspect as the proposed restoration site.

- b. Flag the site in the field so that a County representative can review the site at the time of Restoration Plan submittal.
- c. Provide the results of a biological survey of the reference site to determine percent cover by native species, percent cover by weeds, species diversity, and any other information relevant to establishing success criteria for the required restoration.

6. Project Maintenance

- a. Provide a proposed maintenance schedule.
- b. Provide a general proposed irrigation schedule.
- c. Describe general irrigation maintenance needs.
- d. Identify the proposed timing for the removal of the irrigation system.
- e. Provide a proposed weeding schedule.
- f. Describe a proposed plant replacement program.
- g. Describe a proposed pruning program (or restriction on pruning).
- h. Describe a proposed trash removal program.
- i. Describe a proposed pest control program.
- j. Describe a proposed fertilization program (or restrictions on fertilizing).

7. Project Monitoring

- a. Provide a proposed monitoring program. Monitoring will be a minimum five years. Additional monitoring may be required if success criteria is not met within the five year period.
- b. Describe the proposed content of a monitoring report. Both qualitative and quantitative reports will be required according to the following schedule:

Year 1: quarterly (3 qualitative, 1 quantitative)
Year 2: biannually (1 qualitative, 1 quantitative)
Year 3: biannually (1 qualitative, 1 quantitative)
Year 4: Annual (quantitative)
Year 5: Annual (quantitative)

Quantitative reports shall be completed at the end of the monitoring year and submitted to the County within 30 days of completion.

- c. Establish success criteria based on the reference site study (if violation area is 5 acres or more). Success criteria shall be established for annual assessment. Success criteria shall be established for such items as native plant cover, weed cover, species diversity and recruitment, survivorship, and plant density. Eighty (80) percent success rate and 100 percent vegetation cover shall be considered satisfactory completion of all restoration plans, regardless of acreage.

8. Project Cost Estimate

- a. Provide a complete itemized cost estimate for the installation, maintenance, and monitoring of the project. Include a 3 percent (compounding) annual inflation factor per year (for five years) for the project costs to be applied to the total project cost.
9. Construction/implementation drawings must be prepared by a California Registered Landscape Architect. All plans shall bear the Landscape Architect's stamp, signature, and renewal date.
10. The construction/implementation drawings (planting, irrigation, details, specifications, grading) must be legible, professionally prepared, and be a print of an original drawing. No Xerox copies or Xerox reductions will be accepted.
11. Size: Must be standard 24" x 36" blueprint (or similar) sheets. **Any other size is not acceptable.**
12. Scale: 1"=20' (minimum) or larger (such as; 1"=10', 1"=5').
13. The plans must show plants and irrigation for all areas to be restored. Planting plans and irrigation plans must be separate sheets.

Provide a list of proposed container plants for the project. Include plant scientific and common names, quantity, and container size. Include any qualitative requirements such as mycorrhiza inoculant.

Provide a list for the proposed project seed mixes. Include scientific and common names, pounds per acre, percent germination, percent purity, and percent live seed. Identify any qualitative requirements such as seed scarification or inoculation.

14. Show temporary chain link fencing (on construction/implementation drawings) around perimeter of restoration area.

Show how adjacent habitat will be protected during construction.

15. Irrigation Plans shall show the point of connection, available pressure, controller location, valves, piping, and sprinkler head locations (use appropriate materials if using a drip system). See Section III of the County of San Diego's Landscape Water Conservation Design Manual for additional design requirements for irrigation systems. The manual is available at the Cashier's counter for a nominal fee, or available on the county's web page at:
http://www.sdcounty.ca.gov/dplu/Resource/docs/3~pdf/LandWtrConMan_sm.pdf.
16. Provide all necessary details and specifications concerning planting and irrigation systems.

17. Place a note on the plans that describes the requirements for soil preparation, amendments, and/or additives such as mycorrhiza. Generally, fertilizer will not be allowed.

Additional Requirements

18. Two additional copies of the construction/implementation plan are required if the project will be using reclaimed water. The additional copies are for review by the Department of Environmental Health.

Project will be using reclaimed water. **Yes** _____ **No** _____

19. Show all easements including any open space easements on the property. If the violation occurred within an open space easement, you will need an encroachment permit to proceed with the restoration. For additional information, contact the Department of Planning and Land Use at (858) 565-5981.